

TELEPHONE & PROXY BIDDING INFORMATION

(For those unable to attend the auction)

Since there is a limit to the number of telephone bidders we can process on any one lot, telephone bidders will be accommodated on a “first come first served” basis. Therefore, it is best to make your arrangements early to avoid disappointment. If we cannot accommodate a telephone bid, please indicate whether we may make proxy bids on your behalf instead.

We always recommend that you should attend the auction if you want to bid on a property. However, if you can't get there on the day you may be able to arrange to bid by telephone on a first come first served basis, or by proxy.

To do so, simply complete the form on the reverse side of this page and return the form, together with your debit card or deposit cheque and proof of your address. **We must receive these no later than two working days prior to the auction.**

TELEPHONE BIDS

We will telephone you shortly before the lot in which you are interested comes up for sale. Having established contact, we will relay the bidding to you as the sale proceeds. You may make bids at any time, which we will relay to the auctioneer.

If your bid is successful, the auctioneer will sign the Memorandum of Sale by Auction (**a copy of which is available on our website or from the auctioneers**) on your behalf.

PROXY BIDS

Your bid will be held by a member of the auction team, who will bid on your behalf in the room. If you are the highest bidder at or above the reserve, the property will be sold to you and the auctioneer will sign the Memorandum on your behalf.

TELEPHONE AND PROXY BIDDING CONDITIONS

Telephone and proxy bidding is subject to the following

important terms:-

- 1 The bidder shall be conclusively deemed to have read the Sale Contract and all the relevant parts of the auction catalogue including but not by way of limitation the General Conditions of Sale, the Catalogue Entry, the Memorandum of Sale, the Addendum and the Buyer's Guide as well as familiarising themselves as to the documents comprising the Vendor's Legal Pack. The bidder shall be deemed to have taken all necessary professional and legal advice and to have made enquiries and have knowledge of all alterations and amendments to the catalogue that there may be in relation to an individual lot or lots he or she proposes to bid for and the bidder shall be deemed to have full knowledge of all announcements made from the rostrum relating to the individual lot or lots he or she proposes to bid for. The onus will lie with the bidder to check for any relevant Addendum by contacting the auctioneers before the commencement of the auction.

- 2 You will not be allowed to bid unless we are provided with the completed form on the reverse no later than two working days before the day of the sale with proof of your address. If contained in an envelope, this must be marked for attention of the Auction Department.
- 3 We cannot be held responsible if your form does not arrive in time or (in the case of a telephone bid) if we cannot make or keep contact with you by telephone. We will not delay the sale if we have trouble contacting you.
- 4 We reserve the right to refuse to accept any proxy or telephone bids without assigning any reason thereto.
- 5 Once a bid has been made it cannot be withdrawn.
- 6 If your bid succeeds, upon the fall of the hammer you will be legally bound to purchase the property and we are authorised to sign the Memorandum of Sale on your behalf.
- 7 The deposit (usually 10% of the price – minimum £1,000) must be received by us in advance of the sale. Please note that payment must be received by debit card, cheque or banker's draft – cash and credit cards are unacceptable. To this must be added in the case of a completed cheque our Administration Charge of £990 (inclusive of VAT) In the case of a blank cheque we will add this for you if you are the successful buyer. In the case of a debit card, this will be deducted from the card provided.

If you have any queries about telephone or proxy bidding please contact Oliver Childs in the Auction Department on 020 7198 2284, ochilds@lsh.co.uk.

TELEPHONE & PROXY BIDDING FORM CHECKLIST



TELEPHONE BIDDING

This is where you will speak with a member of the auction team and bid as the auction is live.



PROXY BIDDING

This is where you can authorise the Auctioneer to bid on your behalf up to a pre-specified limit.



HAVE YOU... (PLEASE TICK):

1. Completed all relevant section?
2. Signed the form?
3. Enclosed the debit form or 10% deposit cheque for your intended maximum bid,
made payable to Lambert Smith Hampton? (This is only banked if you are the successful bidder)
4. Enclosed the £990 administration fee cheque, made payable to Lambert Smith Hampton?
(if no debit card details have been provided). (This is only banked if you are the successful bidder).
5. Attached a copy of your passport or driving licence, as proof of ID?
6. Attached a copy of a recent utility bill?
7. Attached a copy of a recent bank statement from the bank account you will pay the deposit
8. Completed a separate form for each property you wish to purchase?

Without the above, you may not be able to bid.

Please return the form and paperwork (no later than two working days prior to the auction) to:

Auction Department, Lambert Smith Hampton, United Kingdom House, 180 Oxford Street, London W1D 1NN

For further information please telephone the auction team on 020 7198 2000.

We recommend that you try and attend the auction to bid, as we only have a limited number of spaces available to accommodate telephone bidders on each property. If the telephone bidding service is oversubscribed you can proxy bid. Your bidding request will only be complete once you have been informed by a member of the auction team.

TELEPHONE & PROXY BIDDING FORM

This form is for those unable to attend the auction. This form authorises Lambert Smith Hampton to bid on behalf of an absent Bidder

I wish to Bid by: (tick relevant box) Proxy Telephone

Please complete the form and return to the address below, along with the debit card form or deposit cheque, to be received no later than two working days prior to the auction. Also, complete a separate form for each property you wish to purchase.

LOT INFORMATION

Auction Date: / / Lot No:

Property Address: _____

Maximum Bid (proxy only): _____ Maximum Bid (amount in words): _____

Deposit Cheque: _____
10% of your maximum bid (subject to a minimum of £1,000 whichever is the greater) and payable to Lambert Smith Hampton

Administration Fee: **£990 (inclusive of VAT)** _____

Signature: _____ Date: _____

BIDDER

Bidder's Name: _____

Address: _____

Telephone (Business/Home): _____ Telephone (Mobile): _____

Email: _____

Preferred number for Telephone Bid: _____

PURCHASER

Purchaser's Name: _____

Address: _____

Telephone (Business/Home): _____ Telephone (Mobile): _____

Email: _____

PURCHASER'S SOLICITOR

Solicitor's Company Name: _____

Contact Name: _____

Address: _____

Telephone (Business): _____

Email: _____

I hereby authorise Lambert Smith Hampton (LSH) staff to bid on my behalf on the Terms and Conditions set out overleaf headed "Telephone and Proxy Bidding", which I confirm I have read and understood. In the case of a proxy bid, I understand that LSH auction staff will bid on my behalf. In the case of a telephone bid, I understand that LSH auction staff will relay my bid provided that telephone contact is made.

SIGNED

If you are the successful purchaser of the above mentioned property, you agree to Lambert Smith Hampton or their independent representative (Aquila Ltd) to contact you to discuss important property insurance cover that may be required on this property or others. If you do not wish to be contacted kindly tick this box

Signatory of Bidder: _____

If the person bidding is not the Purchaser, the signatory warrants that authority has been given by the intended Purchaser.

Note: there should not be any alternations to this form. Any mis-entries that have to be corrected must be countersigned in full in the margin.

Please return this form to: Auction Department, Lambert Smith Hampton, United Kingdom House, 180 Oxford Street, London W1D 1NN
t +44 (0)20 7198 2284 e ochilds@lsh.co.uk

TELEPHONE & PROXY BIDDING DEBIT CARD FORM

Payment by Debit Card

Card Type: _____

Debit Card Number:

Name on Card: _____

Registered Card Address: _____

_____ Post Code: _____

Issue Date: _____

Expiry Date: _____

CW2 Code: _____

Payment Amount: _____

LSH Admin Fee: _____

Payment receipt to be sent to the above address.

We authorise LSH to debit our Account if we are the successful purchaser of:

Lot No. _____

Property Address: _____

Signature: _____ Date: _____

Name: _____